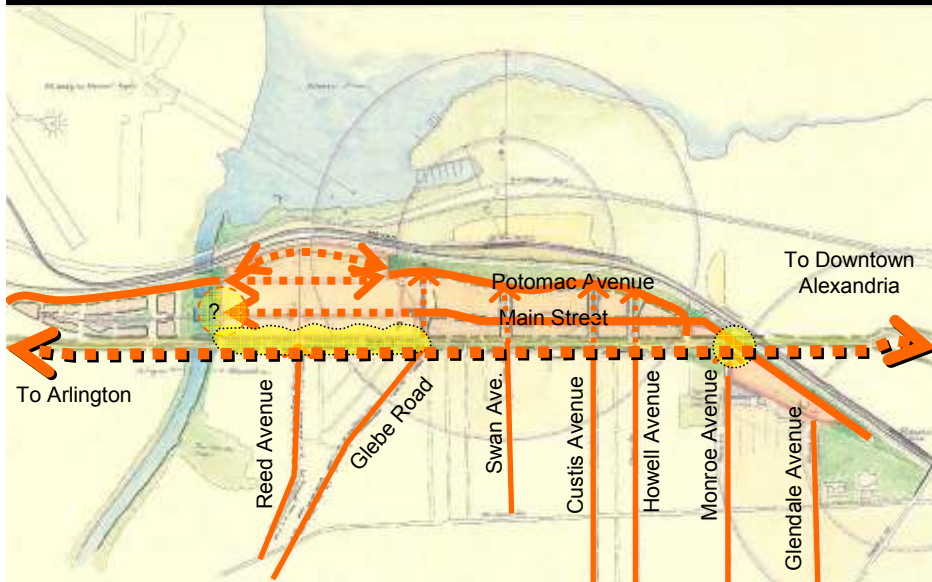


Good Urban Design Practices



1. Create pedestrian oriented **streets**.
2. Make **connections** to adjacent neighborhoods
3. Provide and integrate public **transit**.
4. Provide **open space connections** to PY Park and Four Mile Run.
5. **Hide off-street parking** underground and maximize shared parking opportunities
6. Provide a varied environment through **mix of uses** – retail, residential, offices.
7. Provide opportunities for prominent **civic structures**, institutions, entertainment venues, public art, and connections to history.
8. Address Route 1 and GW Parkway as **meaningful gateways**.
9. Create an ecologically sensitive development.
 - **Storm water retention and re-use**: incorporate design of green roofs, rain gardens, parks, street planting.
 - **Less focus on cars**: encourage use of bikes, trains, buses, walking
 - **Energy**: Orient building sites to take advantage of solar and wind benefits, as well as view.

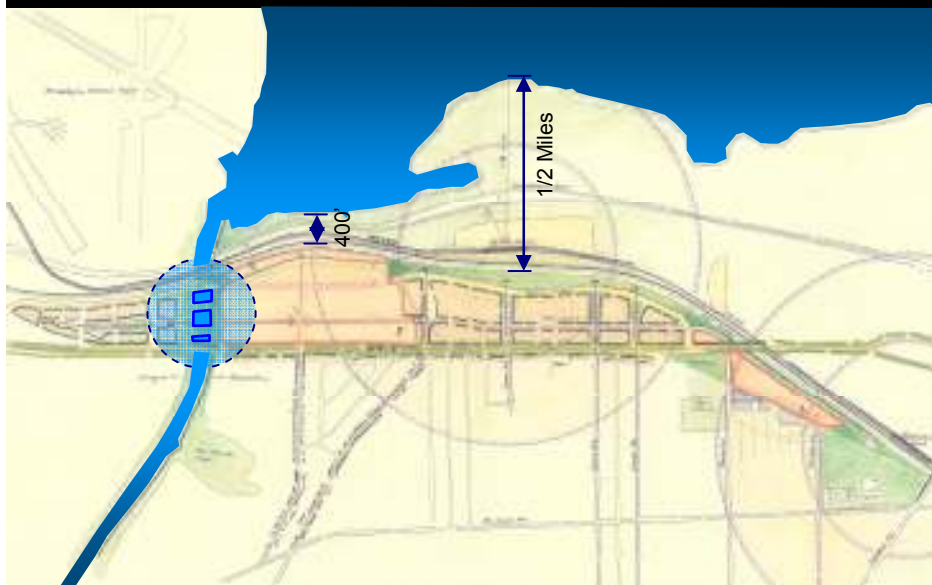
Challenges and Opportunities



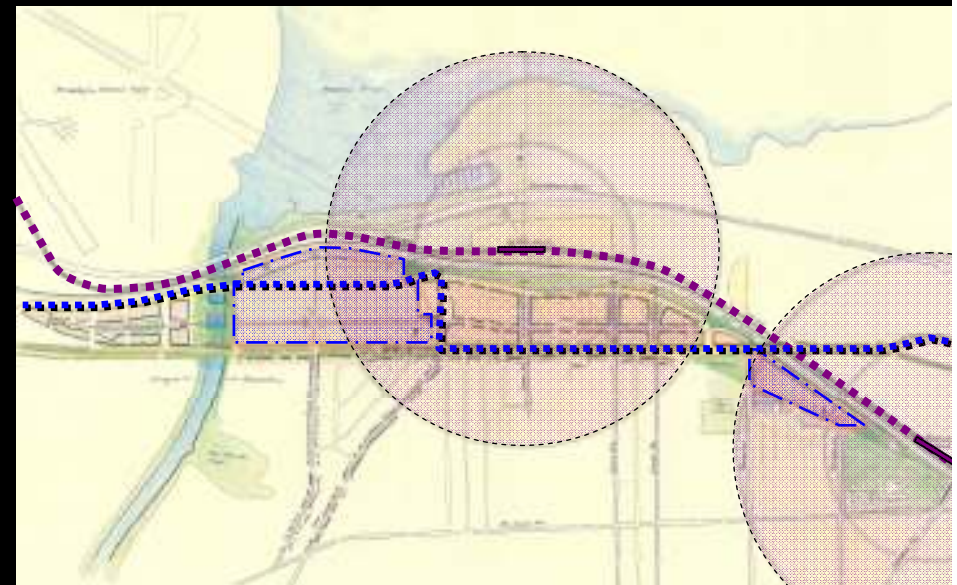
Connections to neighborhoods / Extention of Potomac Avenue and Main Street



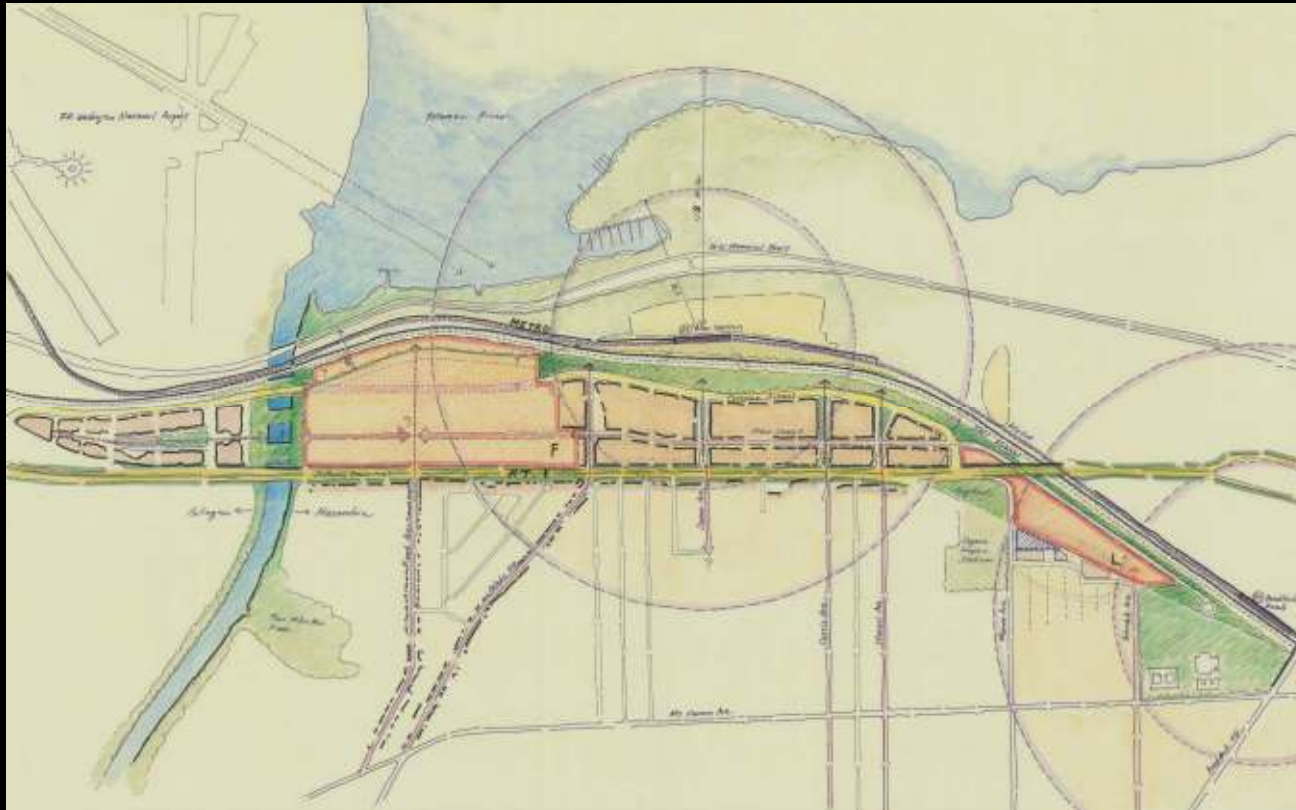
The Opportunity of Major Parks



Influence of Four Mile Run and Potomac River



The Opportunity of Transit System



Opportunities:

- Location, Location, Location!
- Size!
- Potomac Yard Avenue – “The Park Drive”
- Main Street – “The Neighborhood Street”
- Route 1 – “The Regional Corridor”
- Four Mile Run – be part of water/park
- “A **Memorable Place** in the Middle”

Images of “Places”

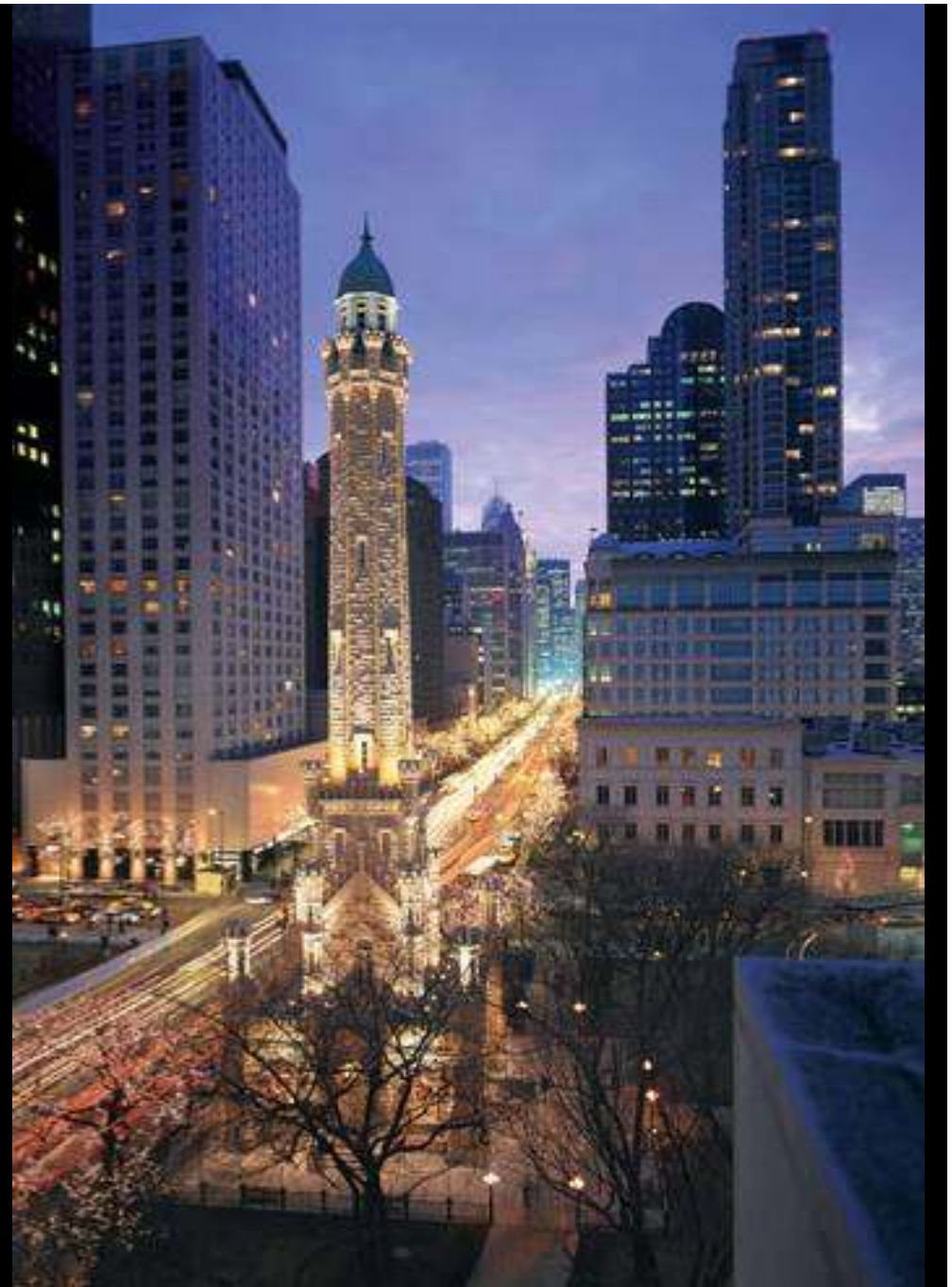
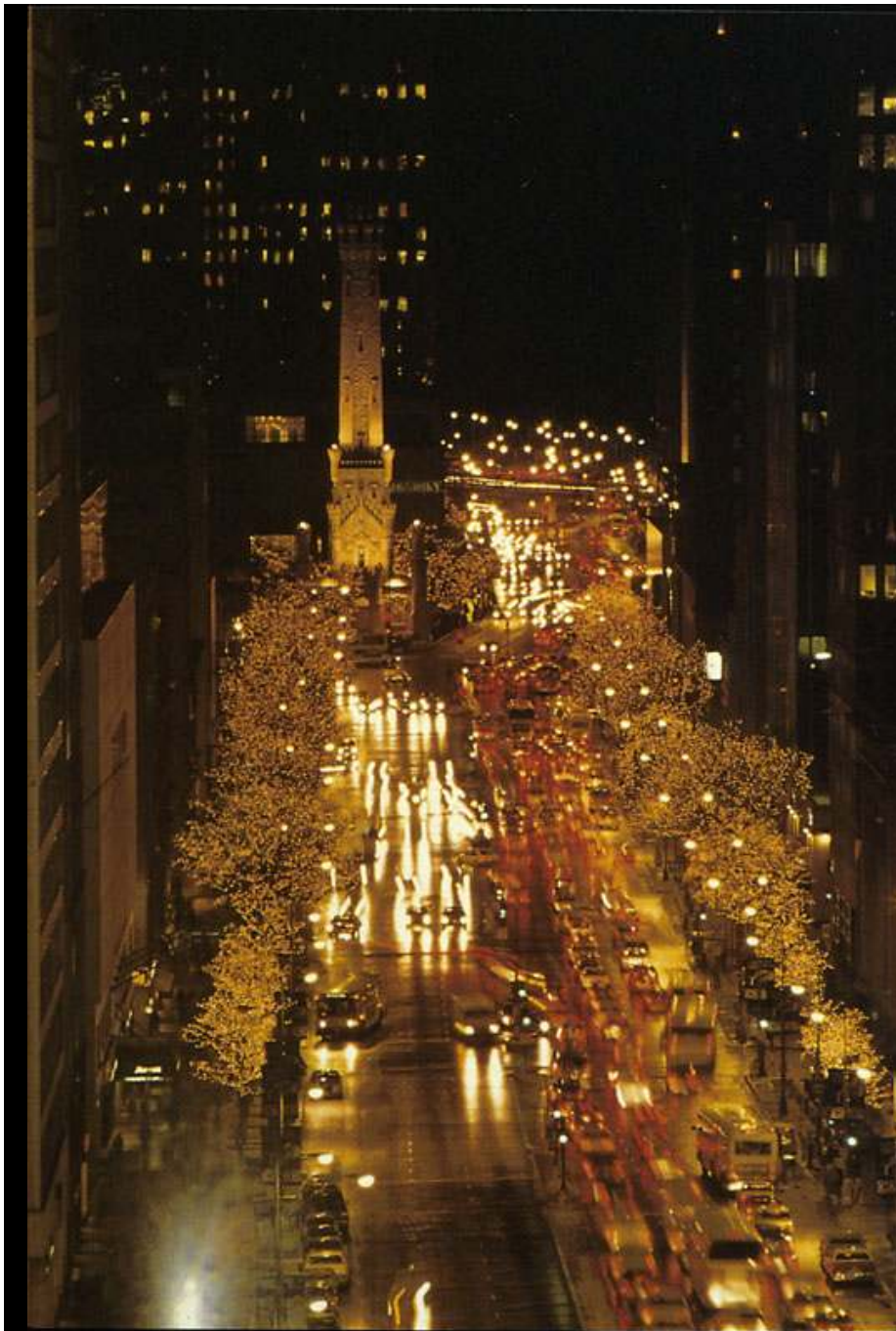














Principles

Analysis

Constraints

Opportunities

Scale Comparisons

Precedents

Today: Brainstorm Principles

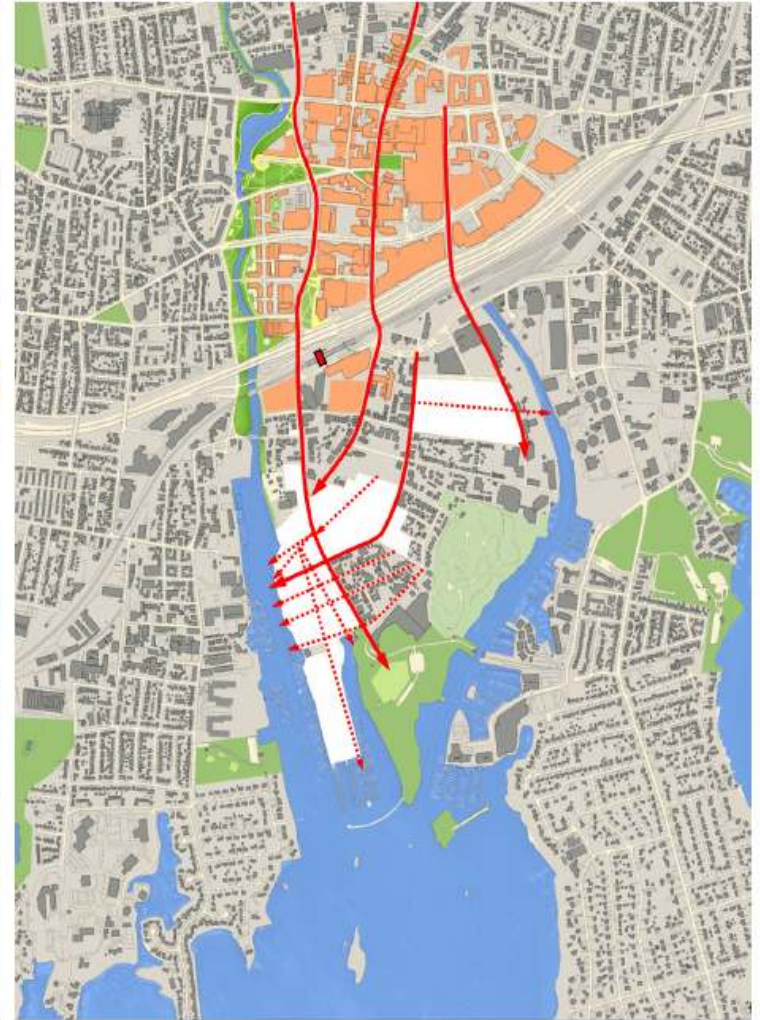
Draft Principles

Plan Options

An Example of a Principles Process

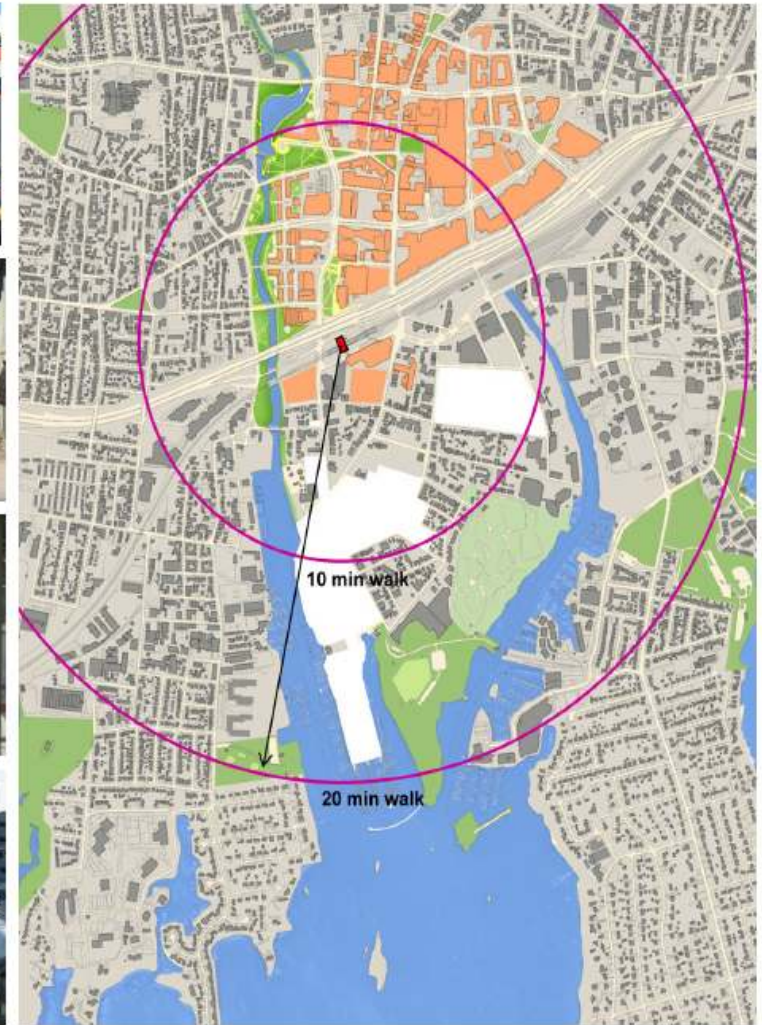
1. Bring Stamford to the Water

- Extend and improve Washington Boulevard south to Kosciuszko Park
- Extend Atlantic Street to the water
- Extend Pacific Street to the water
- Extend neighborhood street view corridors
- Bring new neighborhood street west through Peninsula Bay to the water
- Bring new street south through former Luder's boat yard to the water
- Ensure continuous public esplanade along the water's edge
- Develop a variety of special experiences along the waterfront
- Encourage in-water and water-related recreation activities



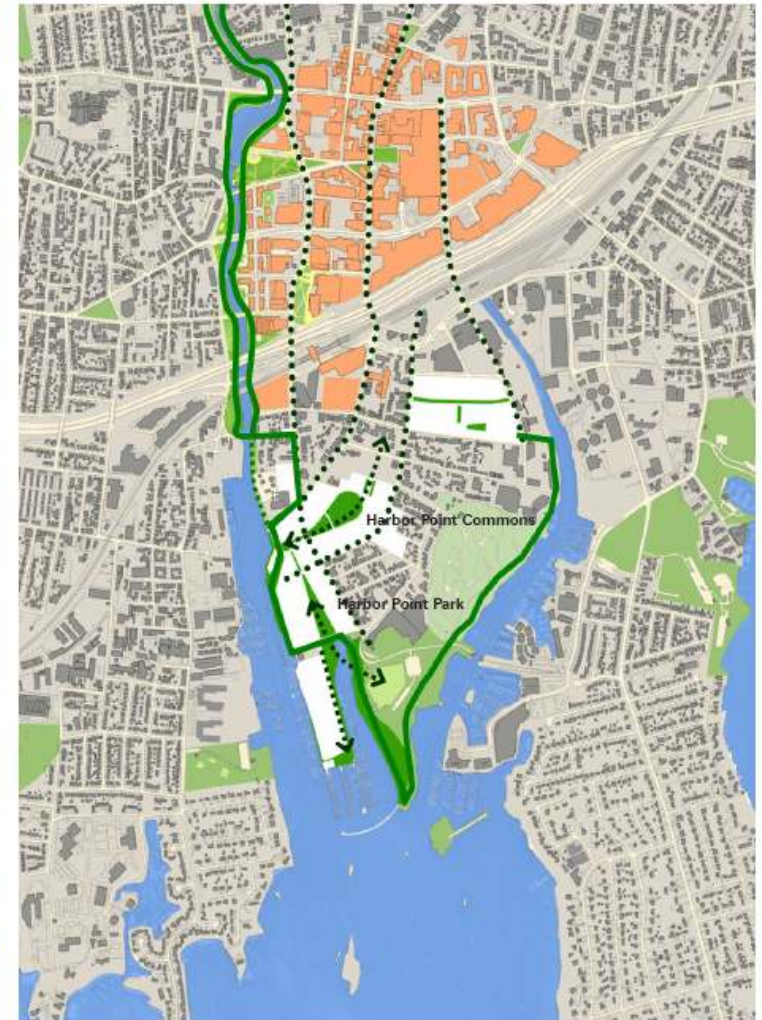
2. Take Advantage of Transit

- Primarily residential land use to take advantage of the nearby Stamford Transportation Center for commuters.
- All proposed streets to be pedestrian-friendly with adequate sidewalk, lighting, and landscape to promote walking to and from the train station.
- Encourage biking by integrating bike trails into the street and open space design to promote alternative modes of transportation to and from the train station.



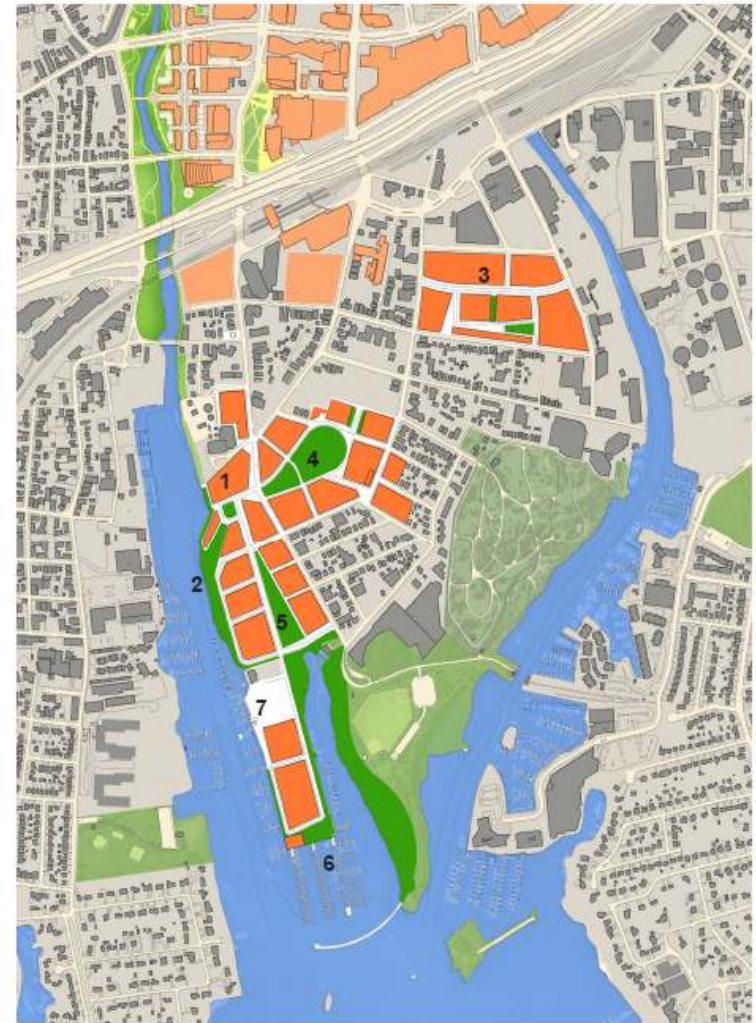
3. Provide a Connected Public Space Network

- Potential connection to the Mill River trail system
- Connected public esplanade along the water
- Lower level trails at the water level
- Public overlook point at the end of former Luder's boat yard
- Extend trail system into Kosciusko Park
- New "Commons Park"
- New "Harbor Point Park"



4. Create Memorable Places

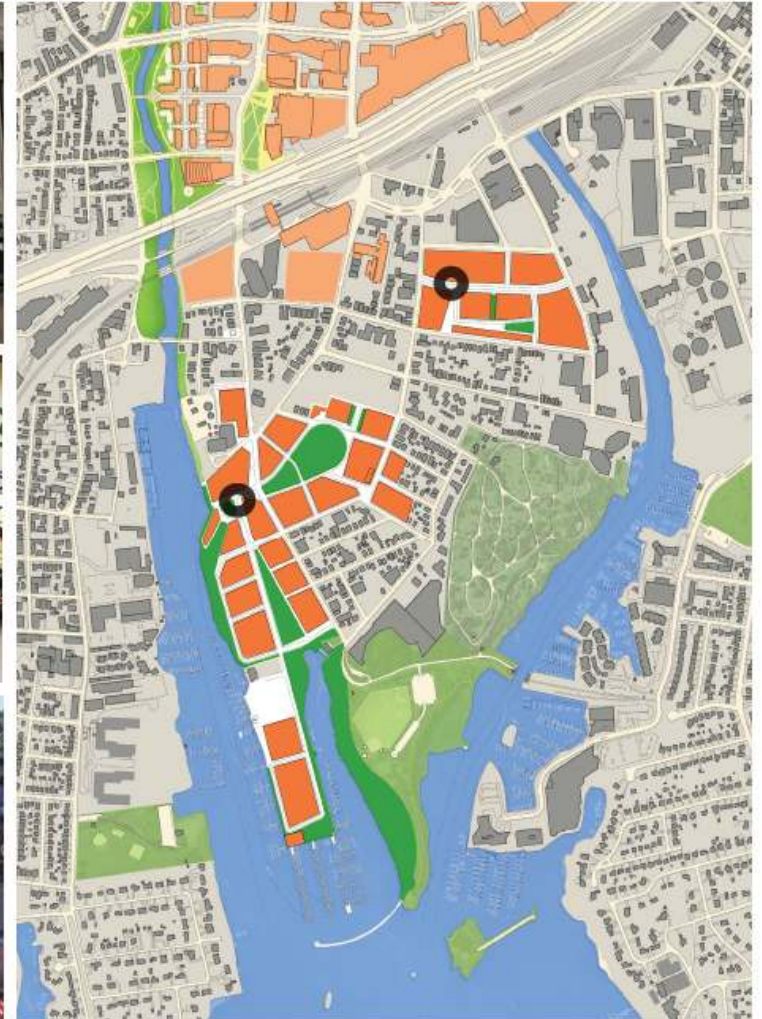
1. A square at where the town meets the water —
2. A place at the water level —
3. A neighborhood main street at Yale & Towne —
4. A central park for the South End neighborhood —
5. An indigenous waterfront park on the sound —
6. A promontory to the sound at the tip of the Harbor Point Marina —
7. A working boat yard —



5. Provide Needed Neighborhood Services

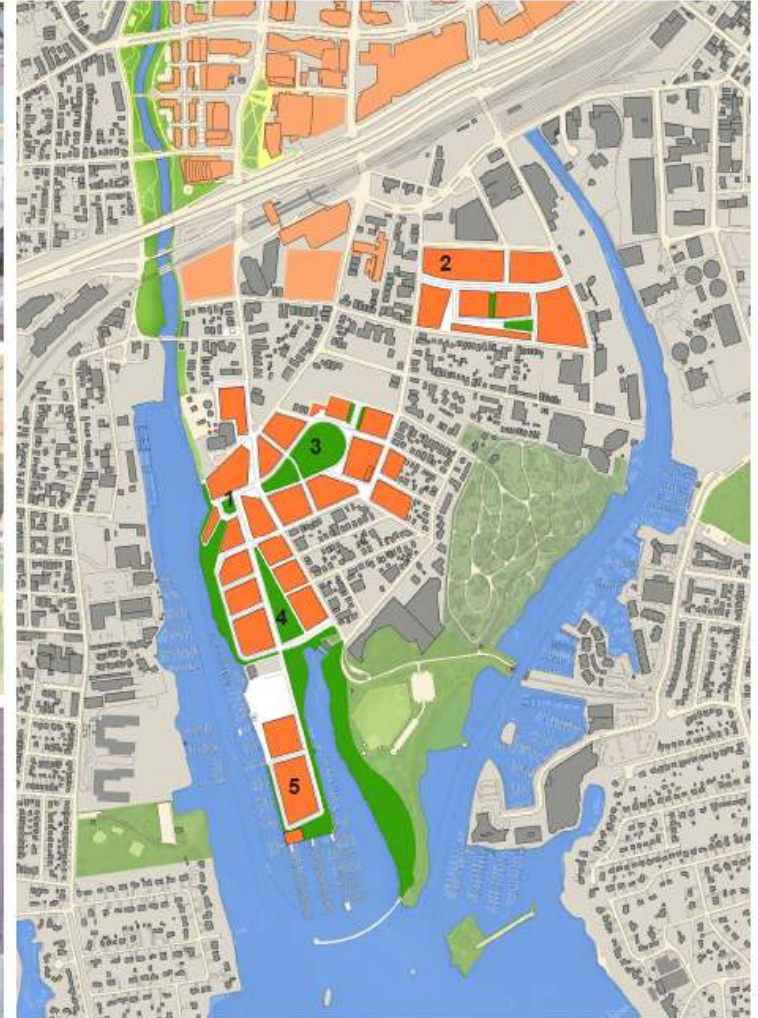
Neighborhood shops, grocery,
pharmacy, and restaurants

- Expand neighborhood conveniences; such as grocery and pharmacy.
- Provide and attract neighborhood retail shops with local flavor
- Use water view and outdoor space as an amenity for restaurants



6. Build Distinctive Neighborhoods

1. Harbor Point Square
2. Yale & Towne at Harbor Point
3. Harbor Point Commons
4. Harbor Point Park
5. Harbor Point Marina



1. **Bring Stamford to the Water**
2. **Take Advantage of Transit**
3. **Provide a Connected Public Space Network**
4. **Create Memorable Places**
5. **Provide Neighborhood Services**
6. **Build Distinctive Neighborhoods**



Planning elements to think about:

- **Identity and sense of place**
- **Streets**
- **Transportation**
- **Open Space**
- **Building heights and scale**
- **Sustainability**
- **Architecture**
- **Relationship to adjacent neighborhoods**